

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DISPOSITION OF PARCEL S-26c
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Mrs. Catherine E. Pitts has died, and her successors in interest are unwilling to become developers of Disposition Parcel S-26c; and

WHEREAS Mr. and Mrs. Hurran H. Binns have expressed a desire to purchase said Parcel S-26c for the purpose of providing open yard space;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Resolution of this Board dated May 4, 1967, designating Mrs. Catherine E. Pitts as the redeveloper of Disposition Parcel S-26c, is hereby rescinded.
2. That Mr. and Mrs. Hurran H. Binns be and hereby are designated as redevelopers of Disposition Parcel S-26c subject to:
 - (a) Concurrence in the proposed disposal transaction and minimum disposition price by Department of Housing and Urban Development.
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Mr. and Mrs. Hurran H. Binns possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

5. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel S-26c between the Authority as Seller and Mr. and Mrs. Hurran H. Binns as Buyer in consideration of a purchase price of Twenty-Five (\$25) Dollars (subject to HUD concurrence) providing for conveyance by the Authority of Disposition Parcel S-26c, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority;

That the Development Administrator is further authorized to execute and deliver a deed conveying said Property pursuant to such Disposition Agreement; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

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MEMORANDUM

DECEMBER 5, 1968-Tabled

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: REDESIGNATION OF REDEVELOPER
DISPOSITION PARCEL S-26c
WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24

SUMMARY: This memo requests that the Authority designate a new developer for a fringe parcel in the Washington Park Urban Renewal Area.

On May 4, 1967, Mr. and Mrs. Hurran H. Binns and Mrs. Catherine E. Pitts were designated as the redevelopers of adjoining fringe parcels, S-26a and S-26c, respectively. These parcels were made available to the above named property owners in order that they might adjust their property lines allowing for larger yard space and private off-street parking.

Parcel S-26a was conveyed to Mr. and Mrs. Binns on June 21, 1968.

Mrs. Catherine E. Pitts, however, has died in the interim since her designation, and her successors in interest are unwilling to go forward with the redevelopment of Parcel S-26c, and have expressly withdrawn interest.

Parcels S-26a and S-26c are contiguous land parcels and their consolidation will result in a logical and desirable property line adjustment with respect to the present owners of Parcel S-26a, Mr. and Mrs. Binns.

Mr. and Mrs. Hurran H. Binns have expressed interest in acquiring the abutting parcel S-26c, consisting of approximately 540 square feet in order that they might further expand their yard space. Since it is the policy of the Authority to dispose of fringe parcels to abutters whenever possible, it is recommended that the Authority designate Mr. and Mrs. Hurran H. Binns as the redevelopers of Disposition Parcel S-26c; it is further recommended that the Authority rescind the designation of Mrs. Catherine E. Pitts as the redeveloper of Disposition Parcel S-26c, dated May 4, 1967.

An appropriate resolution is attached.

